

FAIRWAY HOMES

TRACT MAP NO. 36-165D

FOR CONDOMINIUM PURPOSES

BEING A SUBDIVISION OF THAT PORTION DESIGNATED AS "REMAINDER" OF TRACT MAP NO. 36-165C AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGE 33, IN THE OFFICE OF THE MONO COUNTY RECORDER. LOCATED IN THE S.E. 1/4 OF SECTION 3, T.4 S., R.27 E., M.D.B. & M., IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA.

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recordation of this final map. We also reserve to ourselves, our heirs and assigns, certain private drainage easements for the use and benefit of the present and future owners of the lots affected by such easements as so designated on this map.

As Owner:
Dempsey Construction Corporation, a California Corporation

Thomas J. Dempsey,
President

Jay C. Bretton
Jay C. Bretton,
Secretary

Filed this 22nd day of May, 1995, at 1119
P.m., in book 10 of tract maps at page 36-36A
at the request of Dempsey Construction Corporation.

Instrument no. #2357
Fee \$7.50

Renn Nolan
Mono County Recorder

Vera W. Miller
Deputy County Recorder

I hereby certify that, according to the records on file in this office, there are no liens against this subdivision or any part thereof, for unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$2803.48 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley Cranney
Tax Collector

BY: Rhonda Ziegler
Deputy Tax Collector

Date: May 22, 1995

State of California)
County of Mono)

On April 19, 1995 before me,

Diane M. Hager
a Notary Public in and for said County and State, personally appeared
Thomas J. Dempsey and Jay C. Bretton

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and (optional) official seal:

Diane M. Hager Diane M. Hager
Notary Public (sign) and print name)
My commission expires: 1-6-99
County of my principal place of business: MONO

This final map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the conditionally approved tentative map. Therefore, in accordance with the provisions of the Mammoth Lakes code section 17.20.170, this map is hereby approved: Said approval having been ratified by the Mammoth Lakes Planning Commission on: April 26, 1995

May 10, 1995
Date

Randy S. Mellinger
Randy Mellinger, Mammoth Lakes Planning
Director

This final map was examined by me and the subdivision as shown is substantially the same as it appears on the tentative map and any approved alterations thereof. All provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map have been complied with. I hereby state that this map is technically correct.
Mammoth Lakes City Engineer:

May 9, 1995
Date

Robert A. Warren
Robert A. Warren R.C.E. 29814
Lic. exp. 3/31/99

I hereby certify that the Mammoth Lakes Town Council at a ~~regular~~ special meeting thereof, held on the 17th day of May, 1995, by an order duly passed and entered, did approve final Tract Map No. 36-165D.

5-18-95
Date

Quita Halli
Clerk to The Mammoth Lakes
Town Council

I hereby certify that this subdivision is approved by the Mono County Health Officer.

May 22, 1995
Date

James E. Jampsa
Mono County Health Officer

A soils and geological investigation was prepared for the Snowcreek project by J.H. Kleinfelder and Associates on the 26th day of April, 1989, under the signatures of Brian O'neil and Chris D. Spandau, civil engineers, and is filed in the office of the Mammoth Lakes Public Works Department.

The declaration of covenants, conditions, restrictions and reservations is recorded in Volume 567 Page 122 and its modification recorded in Volume 613 Page 322 of the official records of Mono County on file in the office of the Mono County Recorder.

The signature(s) of the following, owner(s) of an easement(s) as disclosed by deed(s) recorded in the referenced books of official records of Mono County, has/have been omitted under the provisions of section 66436 subsection C-1 of the subdivision map act.

Continental Telephone Company: Volume 114/Page 463
Mammoth County Water District: Volume 542/Page 568
Volume 542/Page 570
Volume 567/Page 260
Volume 567/Page 262

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Dempsey Construction Corporation in September, 1993. The survey is true and complete as shown. I hereby state that all the monuments are of the character and occupy the positions indicated, and are sufficient to enable the survey to be retraced.

April 19 1995
Date

David A. Laverty
David A. Laverty L.S. 4587
Lic. exp. 9/30/98